

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the **DORSET TOWN SCHOOL DISTRICT**, a Vermont municipality located in the County of Bennington and the State of Vermont, (the "Grantor") in consideration of Ten and More Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by the **TACONIC AND GREEN REGIONAL SCHOOL DISTRICT**, a Vermont municipality located in the Counties of Bennington, Rutland, Windham and Windsor and the State of Vermont, (the "Grantee") does hereby **RELEASE, REMISE** and **FOREVER QUITCLAIM** unto the said **TACONIC AND GREEN REGIONAL SCHOOL DISTRICT** and its successors and assigns forever, all right and title which the **DORSET TOWN SCHOOL DISTRICT** has in and to a certain piece or parcel of land in the Towns of Manchester and Dorset, County of Bennington and State of Vermont, which is more particularly described as follows:

Being a 2.09-acre, more or less, parcel of land located westerly of Kelleher Road (Dorset Town Highway #29)/Squires Road (Manchester Town Highway #31) that is all and the same lands and premises conveyed to the Grantor by Warranty Deed of James LeSage, dated August 7, 1996, and recorded in Book 163, Page 72 of the Town of Manchester Land Records and in Book 97, Page 878 of the Town of Dorset Land Records. Said parcel of land is shown as "Parcel 1" on a survey plat entitled "Final Map for Lands of James LaSage (sic)," prepared by Ellis H. Speath, Jr., Civil Engineer, dated October 24, 1995, and recorded in Rack 1, Map 25B of the Town of Manchester Land Records and in Map Slide 179A (Map Book 3, Page 45) of the Town of Dorset Land Records.

Said parcel of land is benefitted by a fifty-foot (50') wide right-of-way and easement for ingress and egress and all utilities from Kelleher/Squires Road to the herein conveyed parcel of land. Said parcel of land is also subject to the easement for the westerly terminus of said right-of-way and its cul-de-sac as shown on the above-referenced survey plat.

Said parcel of land is subject to a right of first refusal in the event it becomes available for sale as described in the Warranty Deed of James LeSage to Brent M. Herrmann and Jill Herrmann, dated October 27, 1995, and recorded in Book 96, Page 30 of the Town of Dorset Land Records. This conveyance is being made pursuant to the Grantor's voters' approval of Article 8 (Section 4) of the Warning of the Annual Meeting for the Dorset Town School District on March 6-7, 2017.

Said lands and premises are or may be subject to and benefitted or burdened by the following:

- a. A utility easement and right-of-way conveyed by Easement Deed of James LeSage to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company, dated September 29, 1988, and recorded in Book 125, Page 165 of the Town of Manchester Land Records and Book 75, Page 516 of the Town of Dorset Land Records.
- b. State of Vermont Land Use Permit 8B0400, dated February 9, 1988, and recorded in Book 73, Page 124 of the Town of Dorset Land Records.
- c. State of Vermont Water Supply and Wastewater Disposal Permits #WW-8-0390-1, dated April 4, 2018, and recorded in Book 185, Page 210 of the Town of Dorset Land Records; #WW-8-0390, dated January 22, 1997 and #WW-8-0042, dated March 17, 1989.
- d. State of Vermont Subdivision Permit #EC-8-0634, dated January 8, 1988, and recorded in Book 57, Page 5 of the Town of Manchester Land Records and in Book 72, Page 577 of the Town of Dorset Land Records.
- e. State of Vermont Deferral of Permit #DE-8-0896, dated July 2, 1957, and recorded in Book 52, Page 262 of the Town of Manchester Land Records and in Book 71, Page 173 of the Town of Dorset Land Records.

This conveyance is made subject to and with the benefit of any easements and rights-of-way and any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned instruments, plans, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with all the privileges and appurtenances thereof, to the Grantee,

TACONIC AND GREEN REGIONAL SCHOOL DISTRICT, and its successors and assigns, to their own use and behoof forever; and the Grantor, **DORSET TOWN SCHOOL DISTRICT**, for itself and its successors and assigns, does covenant with the Grantee, **TACONIC AND GREEN REGIONAL SCHOOL DISTRICT**, and its successors and assigns, that from and after the ensealing of these presents, it will have and claim no rights, title or interest in or to the said quit-claimed premises.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 16 day October, 2018.

IN PRESENCE OF:

DORSET TOWN SCHOOL DISTRICT

C. [Signature]
Witness

By: D. A. Chandler
Its Chair Person and
Duly Authorized Agent

STATE OF VERMONT

Bennington COUNTY, SS.

At Sunderland, in said County, this 16 day of October, 2018, personally appeared David Chandler Chair person and Duly Authorized Agent of the **DORSET TOWN SCHOOL DISTRICT**, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **DORSET TOWN SCHOOL DISTRICT**.

Before me,

C. [Signature]
Notary Public
My Commission Expires: 2/10/2019

DORSET SCHOOL BOARD
WEDNESDAY, OCTOBER 10, 2018
6:30 PM
MINUTES

1. Call to Order at 6:35pm by David Chandler

PRESENT: Jennifer Allen, David Chandler, Vickie Haskins, James Mirenda, Jim Salsgiver,
Jackie Wilson

2. Public Comment - none

3. Kelleher Property

- a. Motion to go into Executive Session at 6:36pm to discuss Real Estate Negotiations

Out of executive session at 7:08pm

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Salsgiver
SECONDER:	Jennifer Allen

- b. Motion to approve the conveyance of the Kelleher/Squires Road property to the Taconic & Green Regional School District by Quitclaim Deed and to authorize the Dorset Town School District board chair to sign the Quitclaim Deed and any other related closing documents.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jennifer Allen
SECONDER:	Jim Salsgiver

4. Other Business - none

5. Adjournment at 7:10pm

Respectfully Submitted,
David Chandler